Connelly & Yeoman

Solicitors Estate Agents

**2 ELLIOT PLACE, ARBROATH, DD11 3BX** | **TERRACED VILLA**

## Key Features

- Charming stone built generously proportioned home on two levels.
- Gas central heating. Double glazing.
- Enviable commanding position in west end location.
- Well appointed kitchen. Modern shower room.

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OFFERS AROUND

**£133,000**

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# Property **Description**

This most charming stone built Mid Terraced Villa is ideally situated in an enviable commanding position within a much sought after area of the town, convenient for Shops, Park, Bowling Green and other local amenities. The well maintained home which affords generous family accommodation on two levels, has many additional attractive features. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. To the rear is a private enclosed easily maintained mature garden that is neatly laid out in coloured chipped stones, monoblocks and lovely assorted trees, shrubs, bushes and flowers. A gate gives access to a lane. A summer house/shed is included. Viewing this home internally is highly recommended.

**ACCOMMODATION:**
Ground Floor: Vestibule, Reception Hallway, Lounge, Bedroom 1, Kitchen, Garden Room with Dining Area, Inner Hall, Shower Room.
Upper Floor: 2nd Bedroom, W.C./Clks.

**ENTRANCE VESTIBULE:**
Approx. 3' 6" x 3' 3". Enter through substantial double glazed front door with Rennie Macintosh style design coloured glazed inset, into the Vestibule. Corniced ceiling. Tiled floor.

**HALLWAY:**
Enter through an attractive double glazed door leading into the spacious welcoming hallway. Corniced ceiling.

**LOUNGE:**
Approx. 13' 9" x 11' 11". This is a beautifully presented bright and airy room of generous proportions. Two windows overlook the front of the property. Ornate corniced ceiling & centre piece. Recessed alcove with glass shelving. Attractive traditional mahogany fireplace with carved features and marble effect hearth and living flame coal effect gas fire. Feature dado rail. Laminate flooring,

**BEDROOM 1:**
Approx.11' x 10' . A delightful spacious double bedroom that has a window which has an outlook towards the front of the property. Corniced ceiling. Laminate flooring.

**KITCHEN:**
Approx. 16' x 12' 7". A well appointed magnificently sized open plan kitchen. Fitted with both base and wall mounted units in white with grey trim, three of which have smoked glass doors. Ample contrasting worktops in a granite effect finish with lighting over. Stainless steel sink top. Gas cooker & extractor over. Plumbed for dishwasher. Attractive wall tiles. Display recess. A very pleasant understair recessed area which could be utilised to provide a variety of purposes. A stairway leads to the upper floor accommodation. Split pane french glazed doors give access into the Garden Room with Dining Area.

**GARDEN ROOM WITH DINING AREA:**
Approx. 20' 4" x 10' 10". A particularly charming room that has a two large windows that enjoys an outlook over the rear garden. Additional roof light allows additional light to flow in. Cupboard that has louvre doors and plumbed for automatic washing machine. Recess with glass shelving. Ample space for table & chairs. A french double glazed door leads out to the garden. Tiled effect laminate interlocking flooring.

**INNER HALL:**
Leads through to the Shower Room. Cloakpegs.

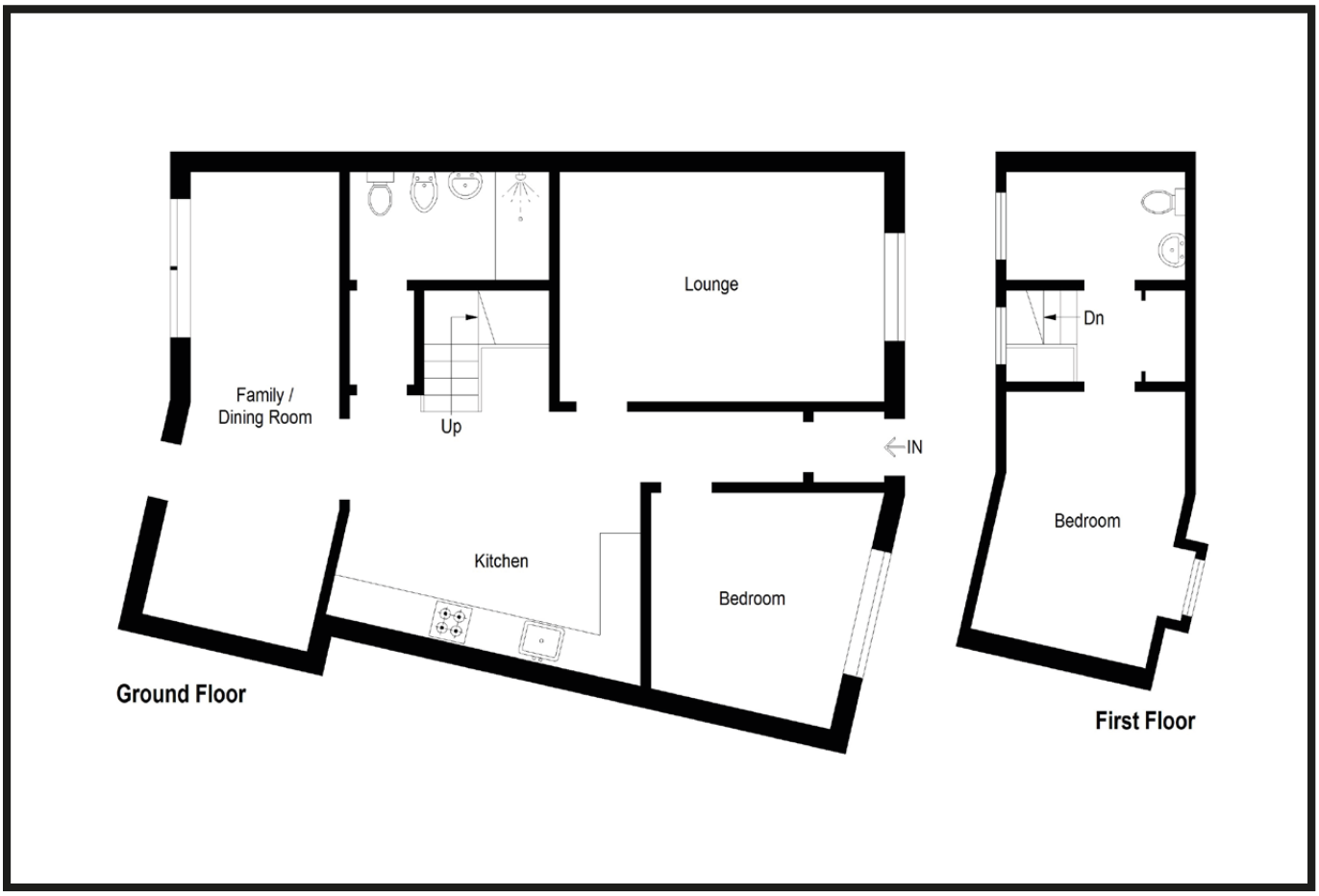
**SHOWER ROOM:**
Approx. 9' 9" x 5' 10" Nicely presented spacious shower room with w.c., wash hand basin and bidet. Separate large walk in shower tiled enclosure. Bathroom accessories. Parador ceiling. Panelled walls. Display recess with mirror. Extractor.

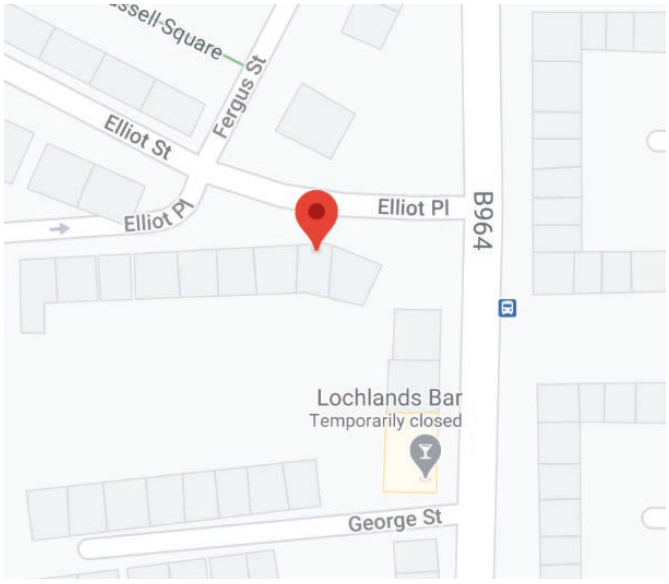
**UPPER FLOOR LANDING:**
A stairway, that has a skylight, leads to the landing that has a useful cupboard.

**BEDROOM 2:**
Approx. 17' 3" x 12'. This is an extremely attractive excellently sized double bedroom. A bay window has a pleasant outlook towards the front of the property and the town beyond.

**W.C./CLOAKS:**
Approx. 7' x 3'. With w.c. & wash hand basin. Extractor. Useful shelved area. Skylight.

# Property Professionals




These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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